

Entered on Docket

May 28, 2021

EDWARD J. EMMONS, CLERK

U.S. BANKRUPTCY COURT

NORTHERN DISTRICT OF CALIFORNIA



1 Aron M. Oliner (SBN: 152373)  
2 Geoffrey A. Heaton (SBN: 206990)  
2 **DUANE MORRIS LLP**  
3 One Market Plaza  
3 Spear Street Tower, Suite 2200  
4 San Francisco, California 94105-1127  
4 Telephone: (415) 957-3000  
5 Facsimile: (415) 957-3001  
5 Email: gheaton@duanemorris.com  
6 Counsel for Chapter 7 Trustee  
6 E. LYNN SCHOENMANN  
7

Signed and Filed: May 28, 2021

DENNIS MONTALI  
U.S. Bankruptcy Judge

8 **UNITED STATES BANKRUPTCY COURT**  
9 **NORTHERN DISTRICT OF CALIFORNIA**  
10 **SAN FRANCISCO DIVISION**

11 In re Case No. 21-30299 DM  
12 ACEH CAPITAL, LLC, Chapter 7  
13 Debtor.

**ORDER AUTHORIZING TRUSTEE TO  
REJECT LEASE OF  
NON-RESIDENTIAL REAL PROPERTY  
LOCATED AT 1650 BOREL PLACE,  
STE. 105, SAN MATEO, CALIFORNIA,  
CALIFORNIA ON 24 HOURS' NOTICE  
PURSUANT TO B.L.R. 6006-1(b)**

17 [No Hearing Set]

19 Upon review of the Chapter 7 Trustee's Notice of Motion and Motion of Trustee to  
20 Reject Lease of Non-Residential Real Property located at 1650 Borel Place, Ste. 105, San Mateo,  
21 California on 24 Hours' Notice Pursuant to B.L.R. 6006-1(b) ("Motion"), and good cause  
22 appearing, it is hereby

23 **ORDERED** that pursuant to 11 U.S.C. § 365 and B.L.R. 6006-1(b), the Lease entered  
24 into between Debtor ACEH Capital, LLC, as Lessee, and Borel Place Associates, as Lessor,  
25 pertaining to the non-residential real property located at 1650 Borel Place, Ste. 105, San Mateo,  
26 California, as described in the Motion, is hereby rejected as of the date of this Order.

27 \*\*\*END OF ORDER\*\*\*  
28

## **COURT SERVICE LIST**

Borel Place Associates  
1611 Borel Place  
San Mateo, CA 94402

Borel Place Associates  
Attn: Robert L. Spence, Partner  
1611 Borel Place  
San Mateo, CA 94402

[All other parties entitled to notice are ECF registered in this case.]